

830 Lansdowne Avenue – Official Plan and Zoning By-law Amendment Application - Preliminary Report

Date:	February 24, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	10 265956 STE 18 OZ

SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend the City of Toronto Official Plan, former City of Toronto Zoning By-law 438-86 and comprehensive Zoning By-law No. 1156-2010 to permit the redevelopment of the property at 830 Lansdowne Avenue for a new mixed use development of 44,971 square metres (484,080 sq. ft.) of floor area for commercial and residential purposes. The redevelopment includes the retention of the existing building at the corner of Dupont Street and Lansdowne Avenue and the construction of 562 residential dwelling units. Most of the dwelling units are contained in two 26-storey towers. Seven hundred and twenty three parking spaces to serve the development are proposed, 601 of which will be located below grade.



This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the application and the community consultation process.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

HISTORY

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant to discuss various aspects of the proposal and complete application submission requirements.

Community Consultation Meeting

The Ward Councillor has requested staff to schedule a community consultation meeting for March 21, 2011. Notice for the community consultation meeting will be provided to landowners and residents within the area identified as the properties on the west side of Symington Avenue to the west, Lappin Avenue to the south, properties on the east side of Emerson Avenue to the east and within 120 metres of the site to the North. The applicant has agreed to pay costs associated with the expanded notice area.

ISSUE BACKGROUND

In 1902, General Electric Canada purchased the land now known as the Davenport site (north of the subject site) and the subject lands (known as the Royce Works site). GE Canada manufactured a range of electrical components and transformers on these properties between 1904 and 1981. Over the years, GE Canada constructed a number of buildings for its industrial operations as well as its corporate headquarters on the Davenport site. The subject site is the last remaining parcel of the former General Electric lands to be brought forward for redevelopment. The original 7.68 hectare holding commonly known as the General Electric - Davenport site, 940, 980 and 1100 Lansdowne Avenue, is currently being redeveloped in phases, with phases three to seven being developed under the Davenport Village Secondary Plan. The Davenport Village Secondary Plan was approved by Council on July 27, 2006.

Proposal

The applicant proposes the redevelopment of the lands to permit a new mixed use development of 44,971 square metres (484,080 sq. ft.) of floor area for commercial and

residential purposes. The redevelopment includes the retention of the former industrial building at the north-west corner of Lansdowne Avenue and Dupont Street. This building would be used for commercial purposes at grade with residential units located above. Of the 562 residential dwelling units proposed, 530 units are proposed in two 26-storey towers which are located on the western and northern portion of the property which are currently vacant. The remaining 32 units are proposed on the third floor of the retained industrial building. The proposed unit mix consists of 273 one bedroom units, 149 one-bedroom plus den units and 140 two bedroom units.

Access to the site is proposed from a driveway located approximately in the middle of the Dupont Street frontage. Seven Hundred and Twenty Three parking spaces are proposed to serve the development, 601 of which will be located below grade in a two-level underground parking garage. The proposal includes a two-level parking deck adjacent the CP rail line at the northern boundary of the property. This parking will be provided for the proposed retail and commercial uses on the site. A total of 458 bicycle parking spaces are proposed.

Total retail proposed is 4,124 square metres with two retail units to be located in the retained industrial building and an addition which will extend the building to the northern property line. A smaller commercial / retail use of approximately 683 square metres will be provided in the base of the westerly tower adjacent Dupont Street.

The proposed westerly tower has a height of approximately 73 metres (excluding the mechanical penthouse) and floor plates of 961 square metres to 946 square metres between the 3rd and 8th floors and 715 square metres from the 9th to the 26th floor. The proposed easterly tower also has a height of approximately 73 metres (excluding the mechanical penthouse) and floor plate sizes of 822 square metres from the 3rd to the 8th floor and 713 square metres from the 9th to the 26th floor. See Attachment 9 – Application Data Sheet.

Site and Surrounding Area

The site is located at the north-west corner of Lansdowne Avenue and Dupont Street and is bounded by Dupont Street on the south, Lansdowne Avenue on the east, the CP Railway line to the north and the CN Railway Line to the West. The site has an area of 12,849 square metres (3.175 acres) with approximately 164 metres of frontage on Dupont Street and approximately 76 metres of frontage on Lansdowne Avenue. The site is currently occupied by a two-storey former industrial building located at the intersection. The north and west portions of the site are vacant.

The site is surrounded by the following uses:

North: The northern edge of the site is defined by the CPR North Toronto Subdivision rail line, which passes over Lansdowne Avenue. To the north of the railway line are former industrial lands also previously owned by General Electric which have been partially redeveloped with industrial buildings converted to residential, live-work and commercial uses being retained at the street and a mixed-use

development of predominantly stacked townhouses on the balance of the property. Zoning permissions are also in place for residential towers up to 26 storeys (75 metres) in height in the final phase of these lands immediately north of the subject site.

South: To the immediate south of the subject site is Dupont Street. On the south side of Dupont Street are former industrial lands which have been redeveloped with 5 and 6-storey apartment buildings. Additional mid-rise apartment buildings are located to the south.

West: To the west of the site is the CN Railway Newmarket Subdivision line, which passes over Dupont Street. To the west of the rail line are lands zoned as I2 D2 in Zoning By-law No. 438-86, which are used for a variety of commercial and light industrial uses.

East: Lansdowne Avenue abuts the site to the east. On the east side of Lansdowne Avenue are a 22-storey apartment building and a one-storey coffee shop with front-yard parking at the north-east corner of Dupont Street and Lansdowne Avenue. Further to the east is a 17-storey apartment building. A seven-storey apartment building is located at the south-east corner of Dupont Street and Lansdowne Ave.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated Regeneration Area in the City of Toronto Official Plan which permits the proposed residential and commercial uses subject to criteria as outlined in the Official Plan. The Regeneration Areas polices are applied to unique areas of the City which are no longer in productive urban use due to shifts in the local or global economies. These policies are intended to attract investment and the re-use of buildings, encourage new construction, bring life to the street and promote the environmental clean-

up and re-use of contaminated sites. The Regeneration Area polices require that a framework for new development will be set out in a Secondary Plan. The Secondary Plan will guide the revitalization of the area through matter such as:

- a) urban design guidelines related to the unique character of each Regeneration Area;
- b) a greening strategy to plan for tree planting, improvements to existing parks and the acquisition of new parks, open spaces;
- c) a community improvement strategy to identify and implement needed improvements to streets, sidewalks, boulevards, parks and open spaces;
- d) a community services strategy to monitor the need for new community services and facilities and local institutions as new residents are introduced and to ensure they are provided when needed;
- e) a heritage strategy identifying important heritage resources, conserving them and ensuring new buildings are compatible with adjacent heritage resources;
- f) environmental policies to identify and ensure that any necessary cleanup of lands and buildings is achieved, that potential conflicts between industrial and residential, other sensitive land uses or live/work uses are mitigated, and that policies for the staging or phasing of development are considered, where necessary; and
- g) transportation policies that encourage transit, walking and cycling in preference to private automobile use and ensure the movement of people and goods as the number of businesses, employees and residents increase.

The former GE lands to the north, of which this site was formerly a part, are in the process of being redeveloped under the policies of the Davenport Village Secondary Plan (Chapter 6.27 of the Official Plan). Staff are proposing to add the subject lands to the Davenport Village Secondary Plan through an amendment to the Official Plan. As part of this exercise, the polices of the Secondary Plan and the Urban Design Guidelines which accompany them will be revised and updated to reflect the requirements of the Official Plan for the subject site. The subject property will also be redesignated based upon the land use designations in the Official Plan.

City of Toronto Tall Building Guidelines

The Design Criteria for Review of Tall Building Proposals provide direction on matters related to the scale of buildings, building floor plates and spatial separation. Key criteria in the Guidelines are minimum facing distances of 25 metres between towers in order to achieve appropriate light and privacy, minimum side and rear yard tower setbacks of 12.5 metres, and articulation of tower floor plates that are larger than 743 sq. m. to break down the massing of the building.

Zoning By-law 438-86

The subject lands are zoned I2 D3 under the former City of Toronto Zoning By-law No. 438-86. Permitted uses include a range of industrial, manufacturing, ancillary uses and some retail uses. Residential uses are not permitted in the I2 D3 Zone.

Zoning By-law 1156-2010

At its meeting on August 25-27, 2010, City Council enacted a new City-wide comprehensive Zoning By-law (By-law No. 1156-2010). This By-law was enacted to reflect the City's Official Plan as required by the *Planning Act*. The subject site and most of the parcels in the vicinity of this site are excluded from By-law No. 1156-2010.

Site Plan Control

The proposed development is subject to Site Plan Control approval. A Site Plan Control application has not been submitted at this time.

Reasons for the Application

Amendments to the City of Toronto Official Plan are required as the Regeneration Areas polices of the Official Plan require that a secondary plan be prepared to establish a framework for new development and revitalization. This site is located adjacent to the existing Davenport Village Secondary Plan and has not been incorporated into the secondary plan.

The current I2 D3 zoning of the site does not permit residential and retail/commercial uses. An amendment to the Zoning By-law is required to permit the proposed mixed-use building and to establish appropriate performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Urban Design Justification Report;
- Shadow Study;
- 3D Massing Model;
- Boundary Plan of Survey;
- Architectural Plans;
- Context Plan;
- Concept Site Plan;
- Underground Garage Plans;
- Grading Plan;
- Geotechnical Study;
- Vibration Impact Study;
- Noise Control Study;
- Municipal Servicing and Stormwater Management Report;

- Traffic Impact and Transportation Operations Study;
- Preliminary Pedestrian Level Wind Assessment; and
- Green Standards Checklist.

A Notification of Complete Application letter was issued on December 17, 2010.

Issues to be Resolved

The site is designated Regeneration Area in the City of Toronto Official Plan which permits the proposed residential and commercial uses subject to criteria outlined in the Official Plan. The Regeneration Area polices require that a framework for new development will be set out in a Secondary Plan. Staff are proposing to add the subject lands to the Davenport Village Secondary Plan through an amendment to the Official Plan. As part of this exercise, the polices of the Secondary Plan and the Urban Design Guidelines which accompany them will be revised and updated to reflect the requirements of the Official Plan for the subject site.

Issues to be addressed include, but are not necessarily limited to:

1. The development of appropriate policies and design guidelines and zoning standards to provide for the revitalization of the property.
2. The adequacy of community services and facilities.
3. The remediation of the site as may be required.
4. Compliance with the Design Criteria for Review of Tall Building Proposals.
5. Height and massing relationships with the immediate area, particularly with regard to the height and massing of the proposed 26-storey towers.
6. The proposed development does not meet the standard 30 metre setback requirement from a railway line, as a 23.5 metre separation is proposed from the CN rail line to the West and a 20.5 metres separation is proposed from the CPR rail line to the north. Confirmation will be sought from the respective railway lines regarding the adequacy of the proposed setback and appropriate mitigation.
7. Staff are aware that Metrolinx and the respective railways are reviewing possible changes to rail elevation of the (CN/CPR) line to separate passenger and freight service. This project would require an Environmental Assessment review if undertaken.
8. Traffic, parking, site servicing, and impacts on the design and massing of the proposed development.
9. Appropriate streetscape improvement.

10. Appropriate and functional treatments to address grade changes across the site, including the Dupont Street and Lansdowne Avenue frontages.
11. Determination of whether the retained heritage buildings on the site should be designated under the *Ontario Heritage Act* and whether additional measures (Heritage Easement Agreements) would be required.
12. Quality of materials and finishes (to be addressed through the site plan process).
13. Identification and securing of community benefits under Section 37 of the *Planning Act* should the proposed development, or some version thereof advance.

Additional issues may be identified through the further review, circulation to City Divisions and the community consultation process.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning,
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: South Elevations

Attachment 3: East Elevations

Attachment 4: North Elevations

Attachment 5: West Elevations

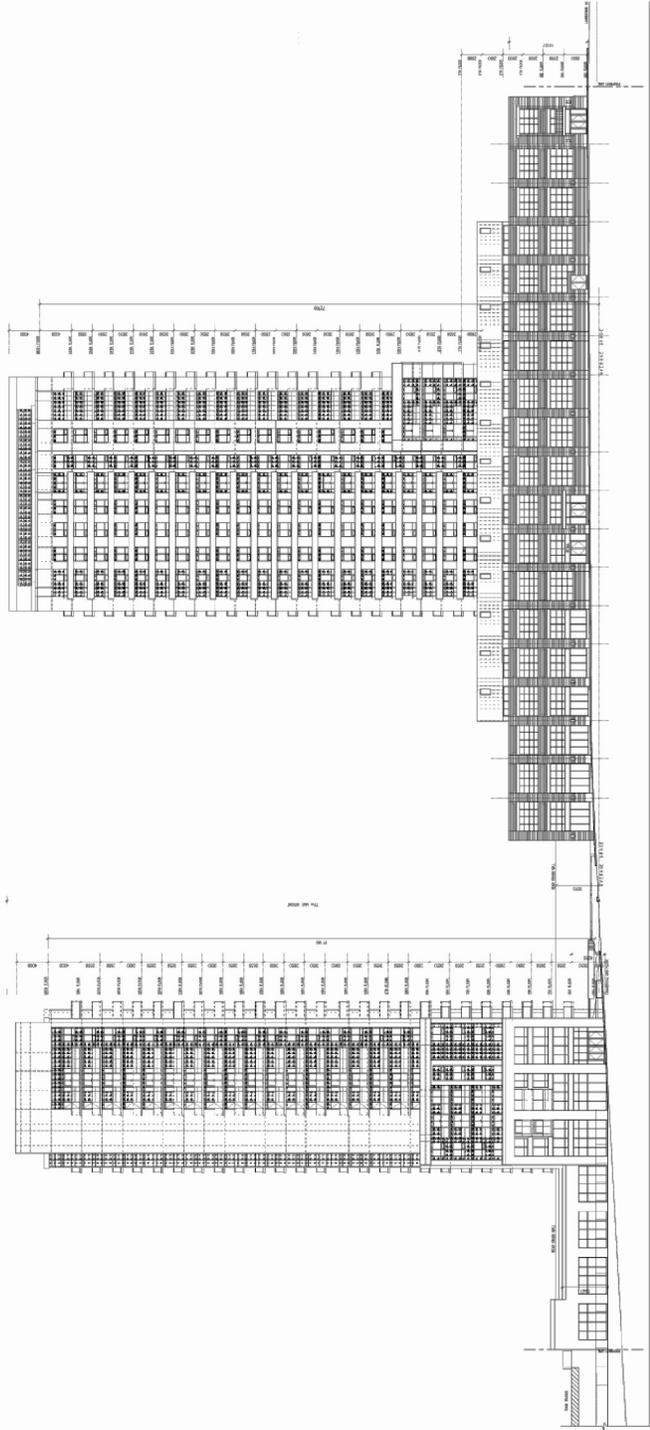
Attachment 6: Zoning (Zoning By-law 438-86)

Attachment 7: Zoning (Zoning By-law 1156-2010)

Attachment 8: Official Plan

Attachment 9: Application Data Sheet

Attachment 2: South Elevations



DUPONT STREET SOUTH ELEVATION

Elevations

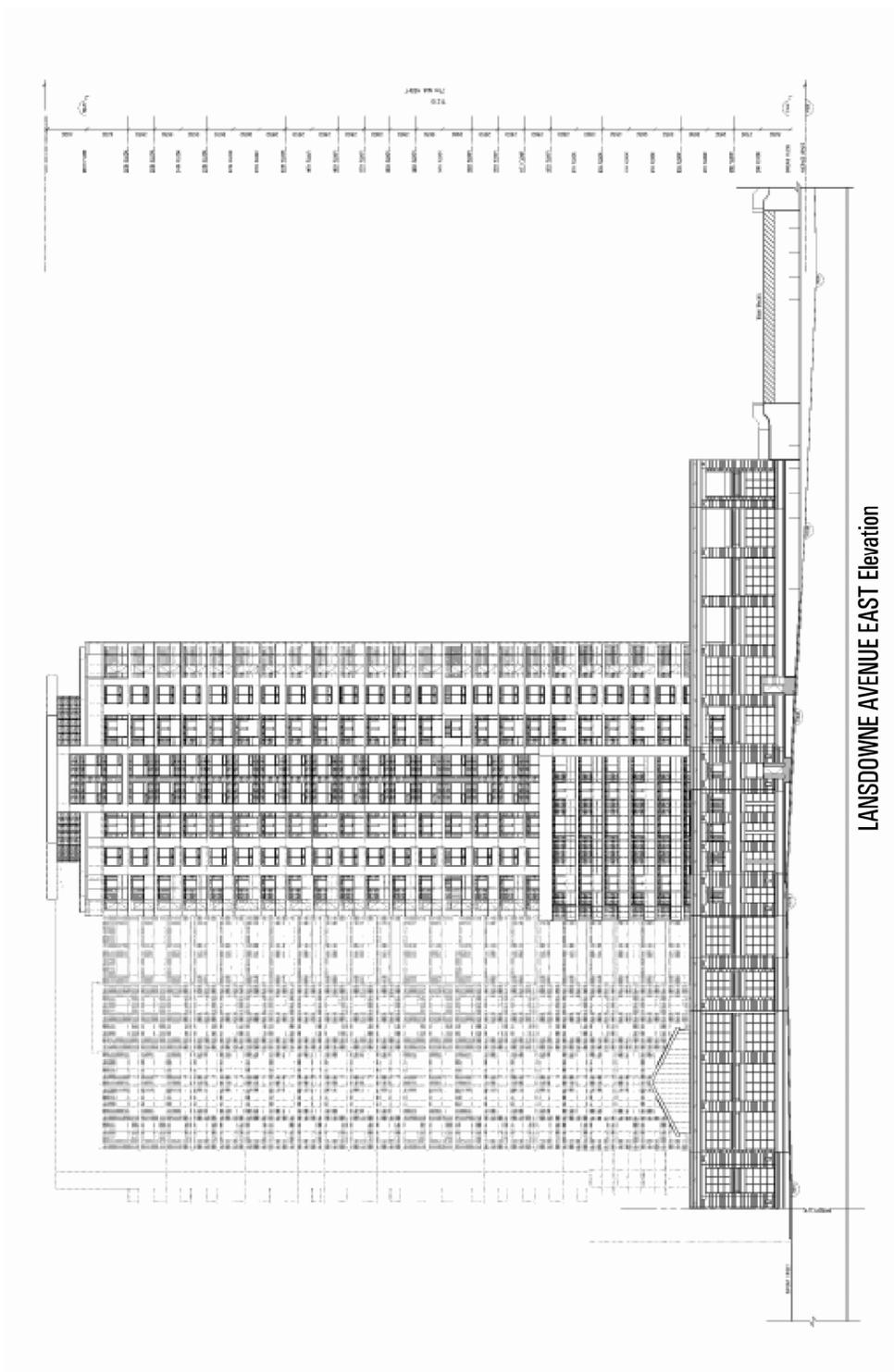
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Applicant's Submitted Drawing

Not to Scale
02/17/2011

File # 10_265956 0Z

Attachment 3: East Elevations



Elevations

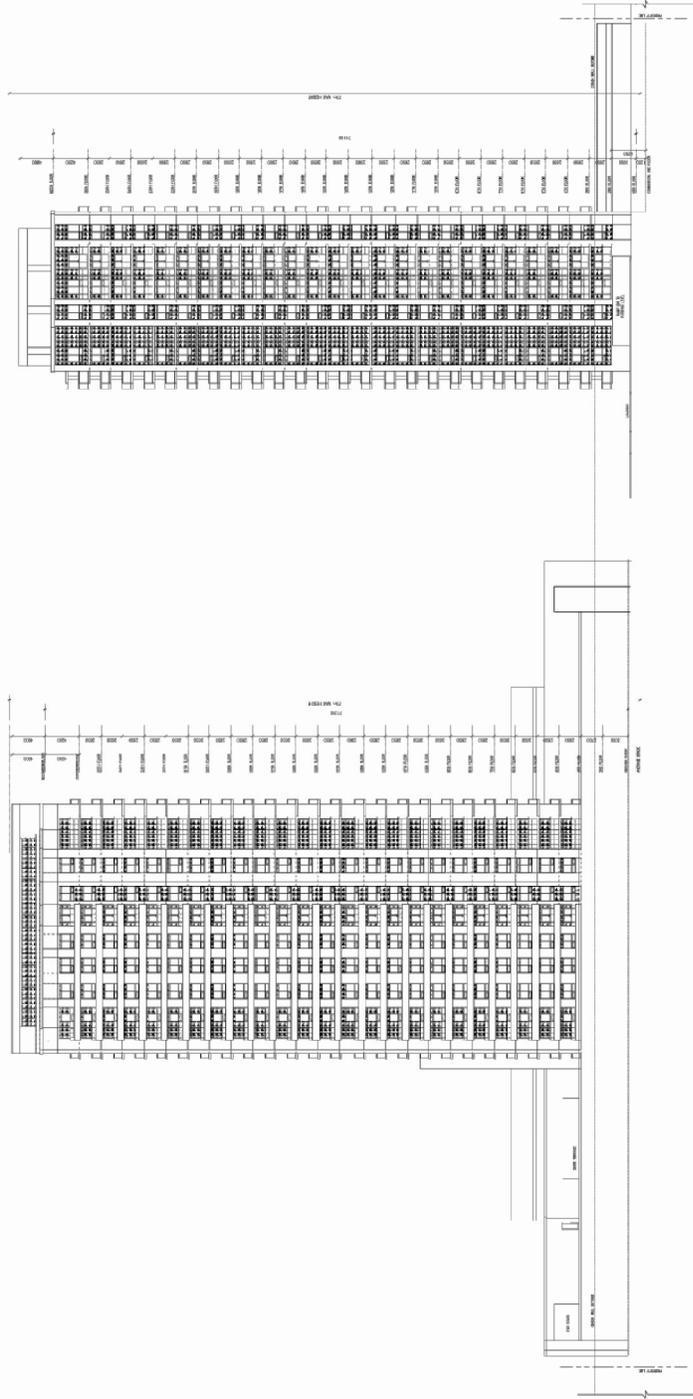
Applicant's Submitted Drawing

Not to Scale
02/17/2011

830 Lansdowne Avenue

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Attachment 4: North Elevations



Elevations

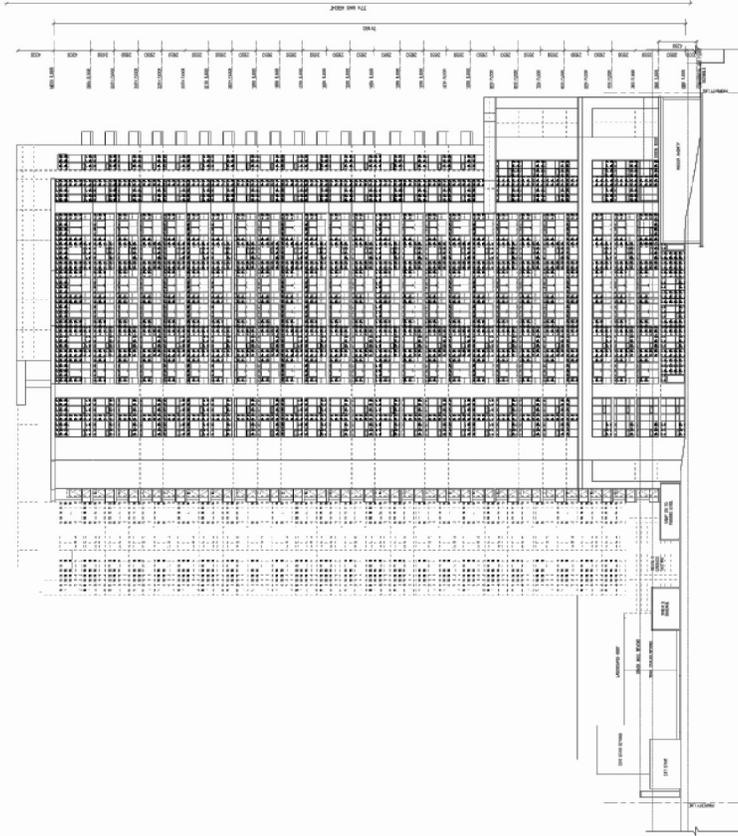
Applicant's Submitted Drawing

Not to Scale
02/17/2011

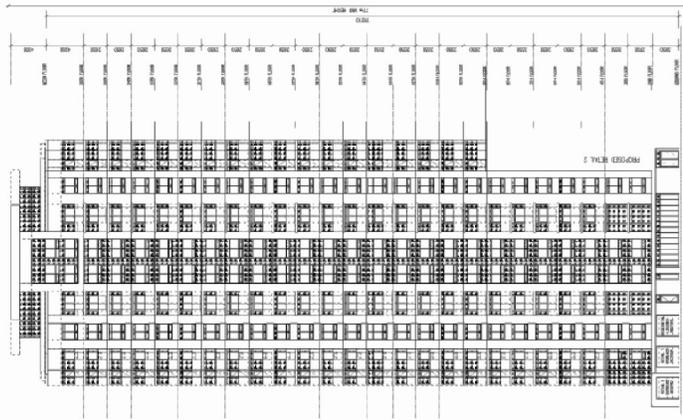
830 Lansdowne Avenue

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Attachment 5: West Elevations



WEST Elevation



TOWER A WEST Elevation

830 Lansdowne Avenue

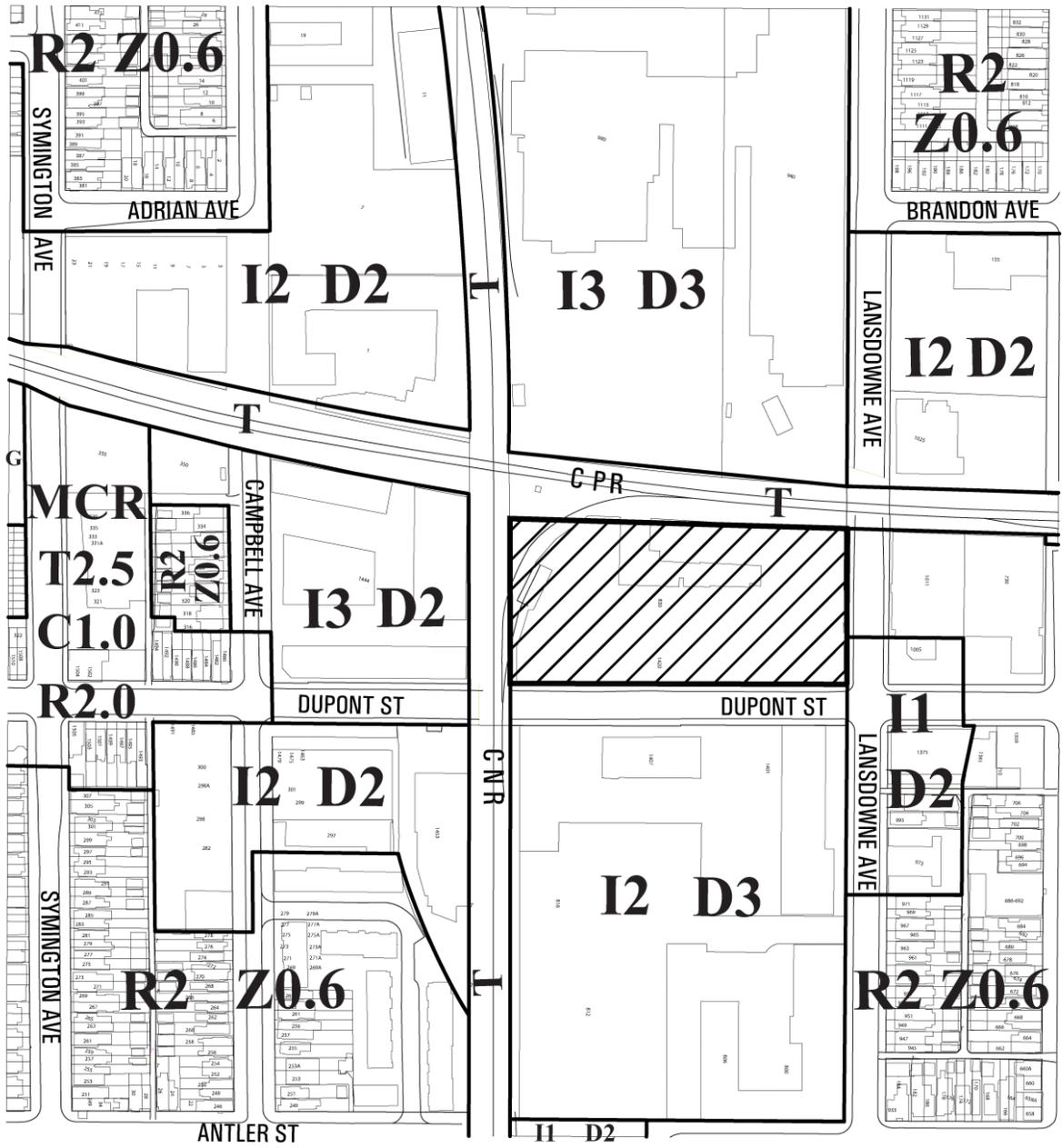
Elevations

Applicant's Submitted Drawing

Not to Scale
02/17/2011

File # 10_265956 02

Attachment 6: Zoning (Zoning By-law 438-86)



Zoning City of Toronto By-law 438-86

830 Lansdowne Avenue

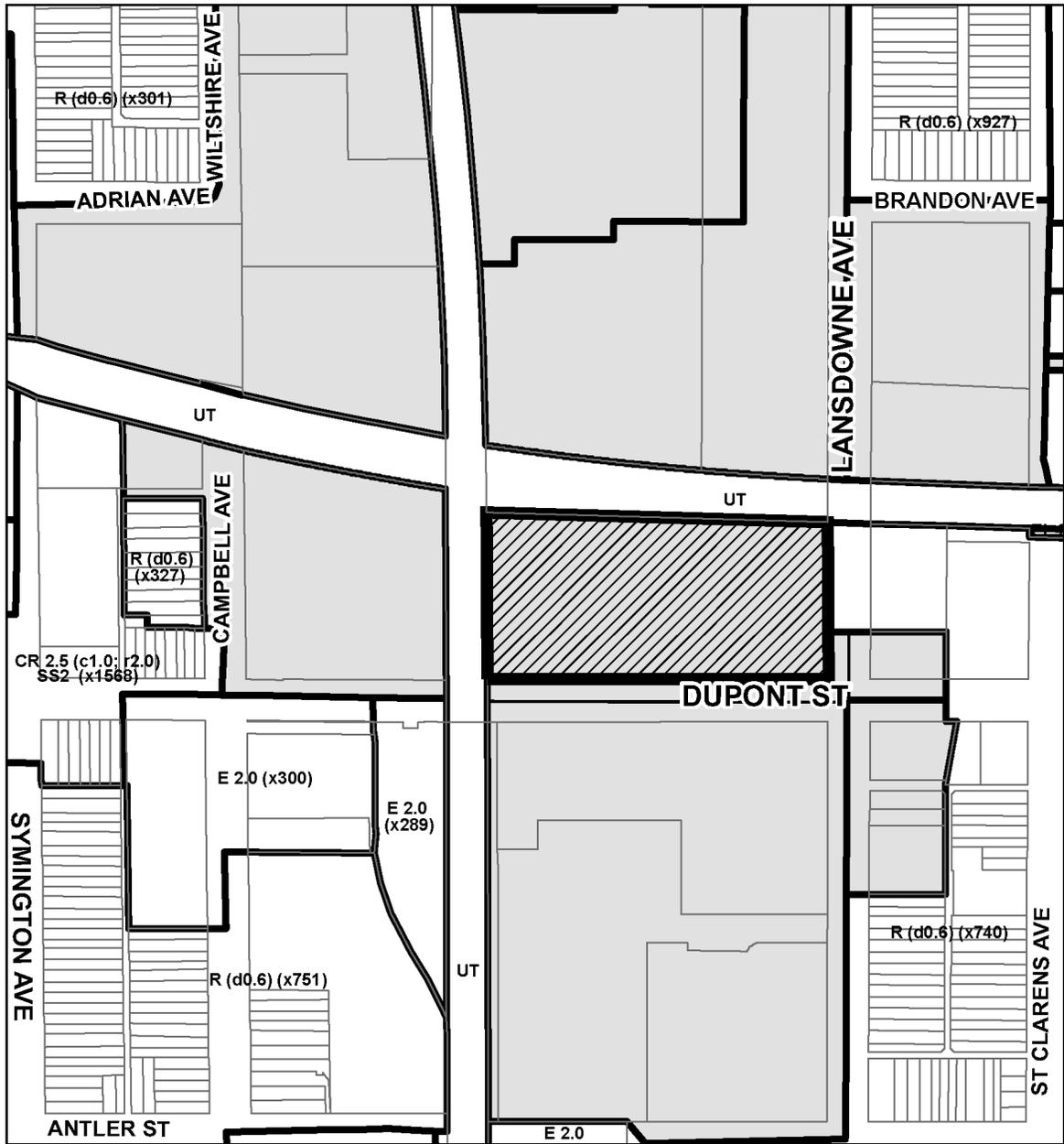
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- | | |
|-------------------------|------------------------|
| R2 Residential District | I1 Industrial District |
| MCR Mixed-Use District | I2 Industrial District |
| G Parks District | I3 Industrial District |



Not to Scale
Zoning By-law 438-86 as amended
Extracted 02/16/2011

Attachment 7: Zoning (Zoning By-law 1156-2010)



Zoning City of Toronto By-law 1156-2010

830 Lansdowne Avenue

File # 10 265956 0Z

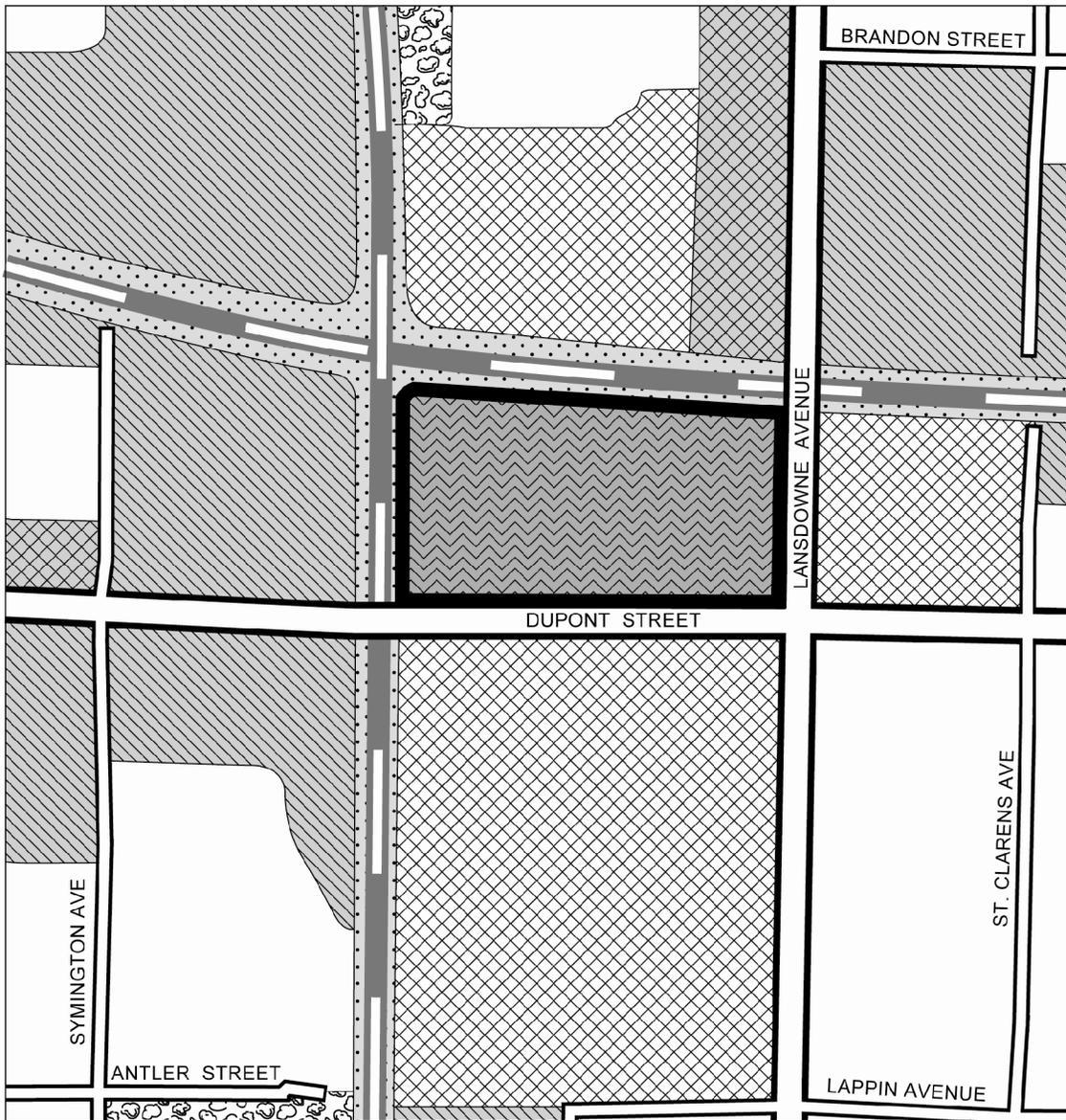
- Location of Application
- Not Part of Zoning By-law 1156-2010
- R Residential Zone
- CR Commercial Residential Zone
- E Employment Industrial Zone
- UT Utility & Transportation Zone



Not to Scale

02/15/2011

Attachment 8: Official Plan



Toronto City Planning
Official Plan

830 Lansdowne Avenue

File # 10_265956



Not to Scale
 02/17/2011

Attachment 9: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	10 265956 STE 18 OZ
Details	OPA & Rezoning, Standard	Application Date:	September 27, 2010
Municipal Address:	830 LANSDOWNE AVE		
Location Description:	PLAN M58 BLK A RP66R13763 PARTS 1 & 2 **GRID S1802		
Project Description:	Official Plan and Zoning By law amendment to permit the re-development fo the lands for a new mixed use development complete with 44,971 sqaure metres of floor area for commercial and residential purposes. The redevelopment includes the retention of the existing building at the corner for commercial purposes, and the construction of 562 residential dwelling units in two towers. 723 parking spaces to serve the development are proposed, 601 of which will be located below grade. Please note that City Planning will be preparing an amendment to the Davenport Village Secondary Plan to include this site within the Secondary Plan.		

Applicant:	Agent:	Architect:	Owner:
DONALD ROSS MCKERRON			NEUDORFER CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	I2 D3	Historical Status:	
Height Limit (m):	23	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	12849	Height:	Storeys:	26	
Frontage (m):	164		Metres:	71.21	
Depth (m):	76				
Total Ground Floor Area (sq. m):	0				Total
Total Residential GFA (sq. m):	39963		Parking Spaces:	723	
Total Non-Residential GFA (sq. m):	5008		Loading Docks	4	
Total GFA (sq. m):	44971				
Lot Coverage Ratio (%):	0				
Floor Space Index:	3.5				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	39963	0
Bachelor:	0	Retail GFA (sq. m):	4124	0
1 Bedroom:	422	Office GFA (sq. m):	0	0
2 Bedroom:	140	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	884	0
Total Units:	562			

CONTACT:	PLANNER NAME:	Dan Nicholson, Planner
	TELEPHONE:	416-397-4077

